

**VILLAGE OF GROSSE POINTE SHORES, A MICHIGAN CITY**  
**MINUTES OF PLANNING COMMISSION MEETING**  
**Monday, October 24, 2016**

A meeting of the Planning Commission of the Village of Grosse Pointe Shores, A Michigan City was held on Monday, October 24, 2016 in the Council Chambers of the Grosse Pointe Shores Municipal Building. The meeting was called to order at 8:02 a.m.

Present: Chairperson Mary Matuja, Commissioners, Gary Gula, Alan Broad, Pat Chasteen, Pat McCarroll, Gary Mitchell, Council Liaison Robert Gesell, City Manager Mark Wollenweber

Absent: None

Also Present: Tom Krolczyk, Building Administrator, Dave Scurto, Carlisle-Wortman City Planner, Tom Lauzon, GPYC

All items pertinent to this meeting are either attached or placed on file.

APPROVAL OF MINUTES: September 27, 2016 regular meeting on motion by Mitchell and seconded by Gula were unanimously approved.

PUBLIC COMMENT - None

PLAN REVIEWS, VARIANCE REQUESTS AND HEARINGS –

**5A. Special Land Use Request - GPYC, 788 Lake Shore Rd. – Harbor Prohect 1B**

Tom Lauzon explained that the upcoming special land use in part is a continuation of the South wall project that was approved last year with the addition of a sail center building and family recreation center. Scurto commented on the two-story building and the continuation of the south wall harbor project. He also stated that they would have to waive the rear and side set-backs from the lake. Chasteen and Broad questioned the building height and size. Broad also asked if it would match the existing GPYC structure in appearance.

Motion by Commissioner Mitchell, seconded by Commissioner Gula to recommend approval to the City Council of the Special Land Use for Phase 1B of the Harbor Project subject to:

City Council waiving the rear and south side set back requirements of the seawall enhancement, walkway replacement, addition of floating docks and pods to dock PWC, kayaks, club sail boats and to construct the two-story marine/sail recreation center in compliance with the plans submitted to the Grosse Pointe Shores Planning Commission at the meeting of October 24, 2016 for the following reasons:

1. The Army Corp of Engineers and the MDEQ have approved the location of the marine/sail recreation center foundation.
2. The architectural character of the new facility is in keeping with the GPYC main club house.
3. View lines are only minimally impacted as the new facility is at the far south east corner of the docks.

Motion carried 8-0-1; Commissioner Gesell abstained. Commissioner McCarroll temporarily excused.

## **5A. Family Recreation Center**

Scurto explained the improvement to the current tennis area and stated that Council will need to waive the 145 foot set-back from Lake Shore rd. He also stated that a detailed landscape plan would be required. Broad commented that the fence would be seen from Lake Shore Rd. Lauzon responded by stating that they would use large landscaping tree to limit the view from Lake Shore Rd. and the courts would stay in in their current location.

Motion to approve by Commissioner Mitchell, seconded by Commission Broad to recommend approval to the City Council of the Special Land Use for the GPYC Family Recreation Center Subject to City Council waiving the front and side yard set-back requirements for the removal and replacement of the existing tennis house with a two story clubhouse, and the removal of six tennis courts, the replacement of four tennis courts four pickle ball courts, one shuffle board court, five fitness stations, plus the addition of a splash pad, ice rink, play scape, grass play area and one half size basketball court in compliance with the plans submitted the GPS Planning Commission at the meeting of October 24, 2016 for the following reasons:

1. Replacing existing similar facilities in approximately the same location.
2. The existing setbacks are being maintained.
3. Perimeter landscaping along Lakeshore road is being enhanced, subject to the GPYC submitting a detailed landscape plan in meeting the zoning ordinance section 40-145 for landscape along common property lines with non-like zoning districts.

Motion approved 8-0-1; Commissioner Gesell abstained, Commissioner McCarroll temporarily excused.

## **5B. Variance Request – Hawasli, 707 Lake Shore Rd. –**

Mr. Hawasli explained his reasoning and procedures for splitting the lot. Scurto responded stating the rear lot line is at 66 feet and depending on the definition of rectilinear, a variance may be required for the lot shape. They have a front set-back of 100 feet which meets the lot width requirement. Gula stated this could set a precedence for a 66 foot rear lot line. Hawasli responded that it complies with everything else and that it would not be creating an eyesore with two new homes on Lake Shore Rd. and Lochmoor. Larry Fletcher of 9 Stratton Place commented that he does not want a small house shoe-horned onto an undersized lot. Hawasli responded that he was trying to keep all clear lines of vision to the lake. Dr. Mulpuri was concerned about the set back on Lake Shore Rd. and would like to see plans to show that his views will not be blocked. McCarroll commented and asked the question if this is being self-created in which Scurto responded, yes. Matuja asked Scurto if comments could be made on the site plan submitted this morning. Scurto responded that additional study is needed. Motion by Mitchell and seconded by Broad to table the request to the November 22, 2016 meeting based on the fact that Mr. Hawasli presented a new plan.

COMMUNICATIONS – None

PUBLIC COMMENT ON NON-AGEND ITEMS-

Rich Russell, 882 Lake Shore Rd. presented an informal application to the Planning Commission regarding the development of 55 S. Deeplands Rd. into 19 single-family residences. He stated that this will be his 9<sup>th</sup> sub-division built in the Grosse Pointes and that all the plans required will be

turned in later today after the meeting. Broad stated that a law suit would be filed to ensure the deed restrictions are complied with. Russell stated that all deed restrictions will be followed and asked if he could get assistance from the city to eliminate the detention ponds.

OLD BUSINESS – None

NEW BUSINESS – Zoning Ordinance Amendments – Discussion, Tabled to January 24, 2017 meeting.

NEXT MEETING DATE- TUESDAY, NOVEMBER 22, 2016 AT 8:00 A.M. ADJOURNMENT

There being no further business, the meeting was adjourned at 9:20 a.m. on motion by Commissioner McCarroll and seconded by Commissioner Gula. Unanimous.

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Planning Commission  
Secretary